

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8868 Amy N.B. Goldstein, etal, Trustee U/W Rudolph B. Behrend, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following amendment to the Order in this Appeal was entered by the Board at its meeting on January 27, 1967.

EFFECTIVE DATE OF AMENDMENT - March 17, 1967

ORDERED:

That the Order of December 19, 1966 conditionally granting the appeal for permission to establish a parking lot at 1114-1116 - 13th Street, NW., lot 852; square 247, is amended as follows:

That condition (d) be deleted from the Order and the following be substituted therefor - Appellant is permitted to have an opening to the lot on 13th Street. The curb cut with driveway shall not exceed 16 feet in width.

That condition (b) be amended to read: "Appellant shall erect a 42 inch brick wall across the 13th Street frontage of the lot excluding the driveway."

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The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 31, 1966.

EFFECTIVE DATE OF ORDER -- Dec. 19, 1966

ORDERED:

That the appeal for permission to establish a parking lot at 1114-1116 - 13th Street, NW., lot 852, square 247, be granted conditionally.

FINDINGS OF FACT:

- (1) An inspection of the property was made by the Board on August 23, 1966. The property is improved with two three story brick buildings with basement.
- (2) Appellant's property is located in an SP District.
- (3) The lot has a frontage of 45.75 feet on 13th Street and a depth of 128 feet containing 5,856 square feet of land.
- (4) Appellant proposes to raze the buildings and establish a parking lot for 29 automobiles. Access to the lot would be from the public alley.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal and states that: "The operation of this parking lot should create no traffic problems on 13th Street and should help relieve the parking problem in this area.
- (6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of 5 years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) Appellant shall erect a 42 inch brick wall across the entire 13th Street frontage of the lot.
- (c) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) There shall be no curb cut on 13th Street.
- (e) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (f) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (g) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (h) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

- (i) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.